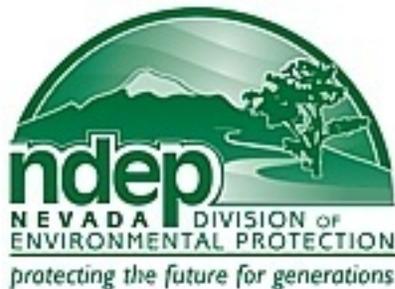




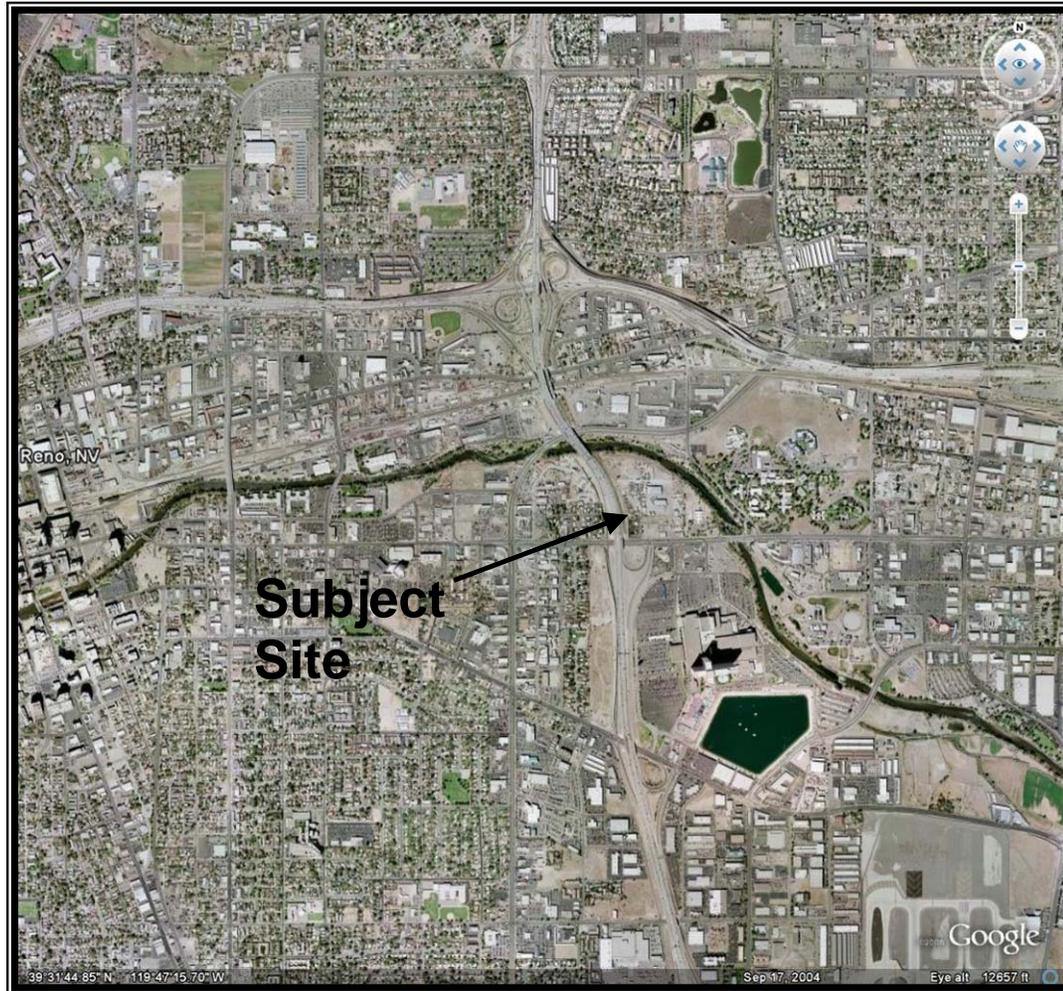
# Brownfields Funding Workshop

August 14, 2008

# Brownfields Redevelopment Project Future Wal-Mart Site Reno, Nevada



# Site Location – Central Reno, Nevada



# Site History

- 22-Acre Industrial/Commercial Site
- Unincorporated property with no local regulatory oversight
- Previous occupants: radiator shop, auto paint, auto repair, printing shop, nursery



# Industrial/Commercial site use

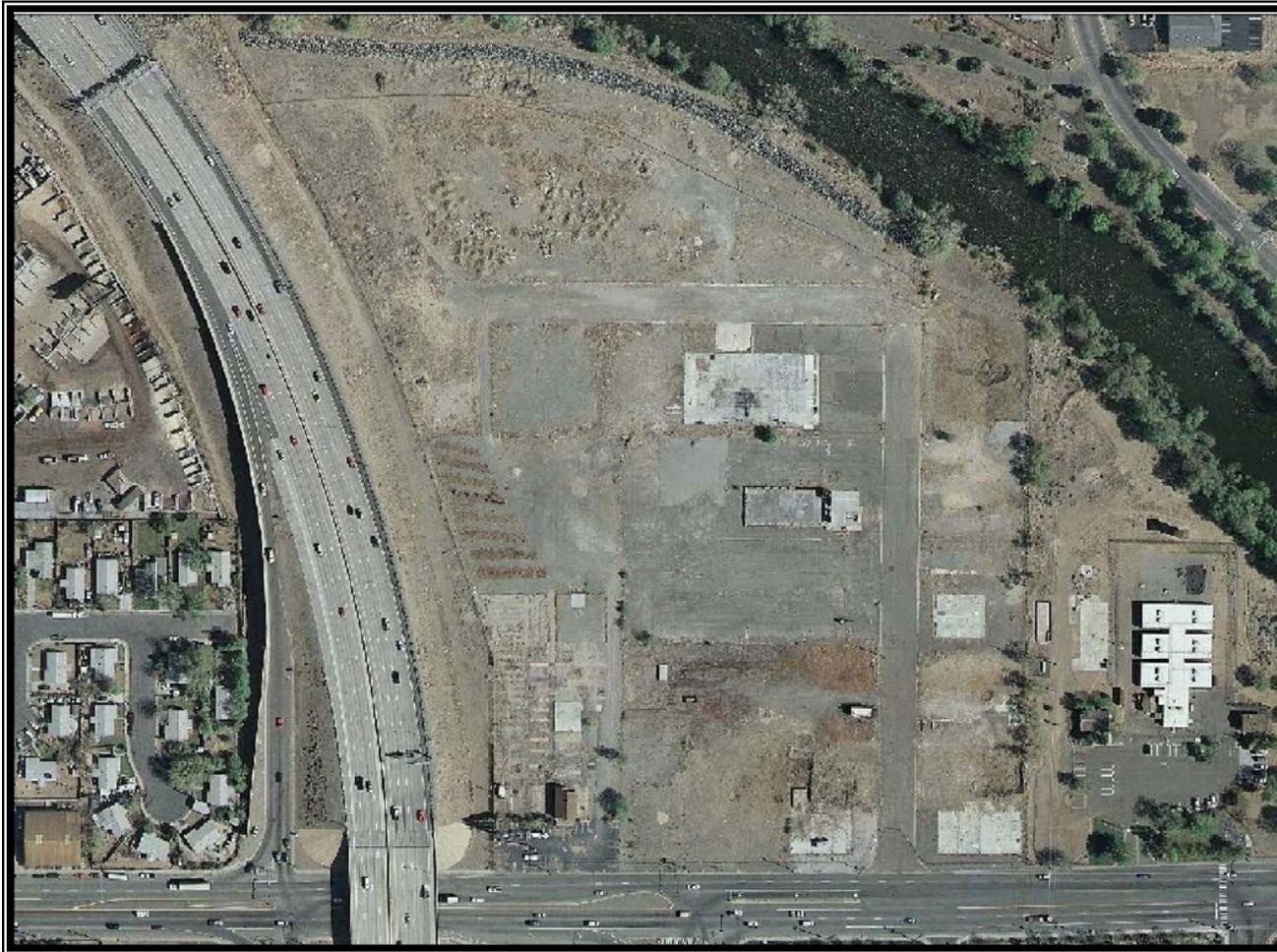


# Previous Assessments

- Multiple Phase I Environmental Site Assessments (ESA)
- Phase II ESA for Petroleum and Lead in soil
- Phase III ESA for Petroleum and Lead remediation



# Site Vacated



# Systematic Project Planning

- Bring stakeholders together to develop Assessment Scope of Work
- Stakeholders include site owner, regulators, and site developer



# The Stakeholders

- Reno-Sparks Indian Colony (site owner)
- Wal-Mart (site developer)
- Washoe County District Health Department
- Nevada Division of Environmental Protection
- Environmental Protection Agency Region 9



# Phase II ESA Results

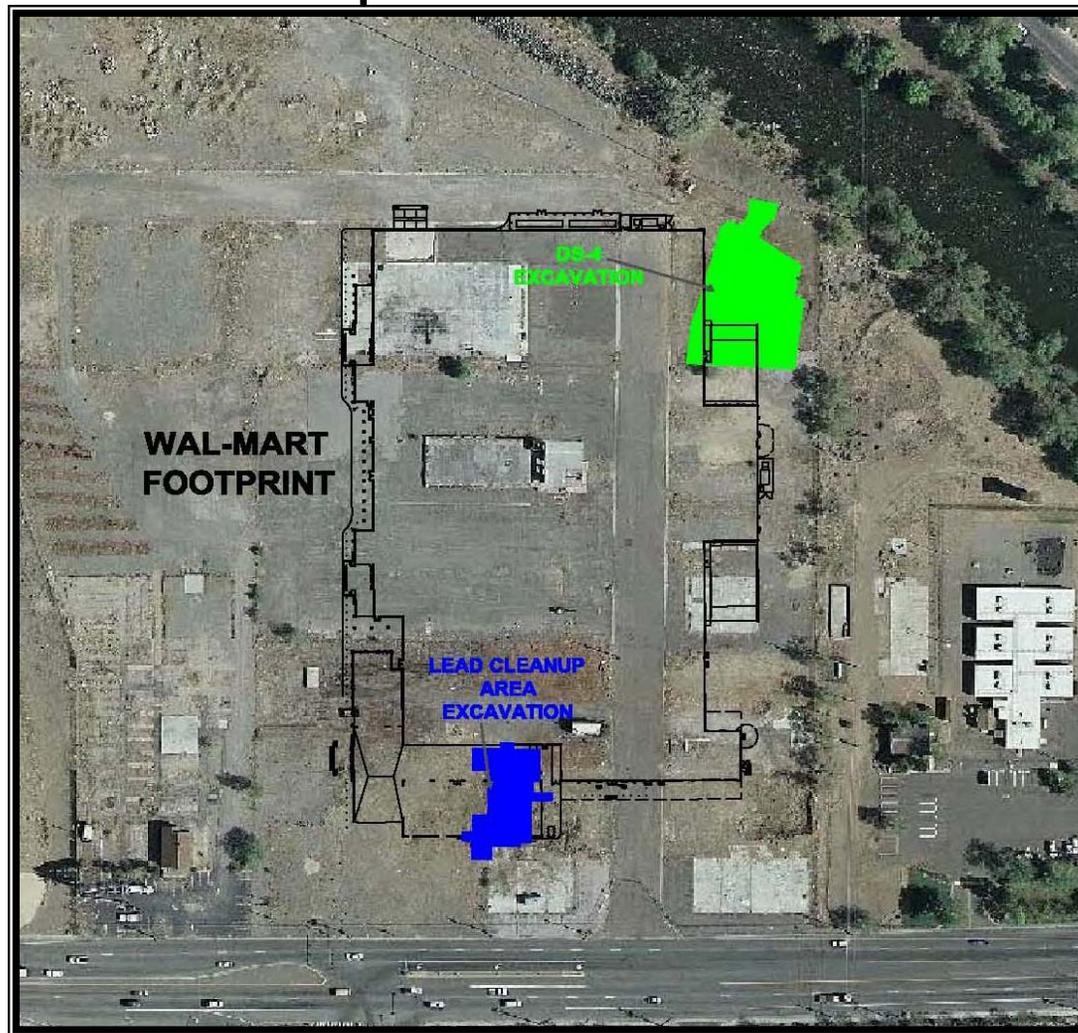
- High concentrations of lead in soil at radiator shop
- Diesel and Oil present in site soil at drum storage area
- Asbestos Cement Waterline (900 linear feet)



# Undocumented Fill



# Proposed Wal-Mart



# The Cleanup Funding

- \$200,000 in NDEP Brownfields Grant Services
- \$950,000 in Brownfields Revolving Loan Fund
- First state awarded revolving loan granted in Nevada



# Soil Excavation



# Asbestos Cement Abatement



# Key Redevelopment Benefits

- Environmental cleanup of impacted site adjacent to river and freeway
- Job creation through development and operation of Wal-Mart
- Tax revenue to local government
- First floodwall construction for Truckee River Flood Project



# Keys to Success

- Clear direction and technical support from Reno-Sparks Indian Colony (site owner)
- NDEP Brownfields Program funding key to meeting project schedule and financial goals
- Real-time communication with NDEP and EPA invaluable to meeting project goals and timelines

